



Office of the Town Manager

Rafael G. Casals
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, CFM, Town Manager

Date: December 14, 2016

Re: Burlington – Sign Variance (US 1 Façade Sign Area 179 sq. ft.) V-2016-017

REQUEST

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A VARIANCE APPLICATIONS FOR SIGNAGE FOR BURLINGTON SOUTH LOCATED AT 19191 S. DIXIE HIGHWAY, TO PERMIT A WALL SIGN TO BE 179 SQUARE FEET WHERE 60 SQUARE FEET IS ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICATION SUMMARY

Staff Coordinator: Kathryn Lyon, AICP, CFM
Planning and Zoning Director

Applicant/Representative: Burlington Coat Factory

Location: 19191 South Dixie Highway

Total Acreage/Square Feet: 13.12 +/- Gross Acres (per application)

Building Size/Square Feet: 50,461 SF Retail Building

Current Future Land Use
Plan Map Designation: Mixed-Use

Existing Zoning/ Site
Condition: TRC (Transit Corridor)/Existing Former Best Buy Store

Folio Number: 36-6005-019-0010





Legal Description:

A portion of Tract “A” of POINT ROYALE Shopping Center Plat (99-64), Section 5 of Township 56 S, Range 40 E, according to the plat thereof, as recorded in Plat Book 99, Page 64, of the public records of Miami-Dade County, Florida.

RECOMMENDATION

On September 1, 2016 Staff assigned Town Consultant Corradino Group the task of reviewing the proposed variance.

Enclosed please find Town Consultants findings (ATTACHMENT “A”) with a recommendation of **APPROVAL** for the proposed variance to the Town Land Development Regulations.

Attachments:

- Attachment “A” – Town Consultant’s Report
- Attachment “B” – Variance Application
- Attachment “C” –Advertisement, Courtesy Notices, and Posting

